

234.87 ACRES FLUVANNA COUNTY, VIRGINIA

PRICE - \$666,000



REPRESENTED BY:
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PROPERTY DESCRIPTION

The subject property is shown on Fluvanna County Tax Map records as parcel number 53-A-81. According to the tax records the property contains 234.87 acres. The deed is recorded in Deed Book 243 on Page 278. A review of the Fluvanna County Tax Records indicates the following:

| <u>Tax Map Number</u> | <u>Acreage</u> |
|-----------------------|----------------|
| 53-A-81 | 234.87 |

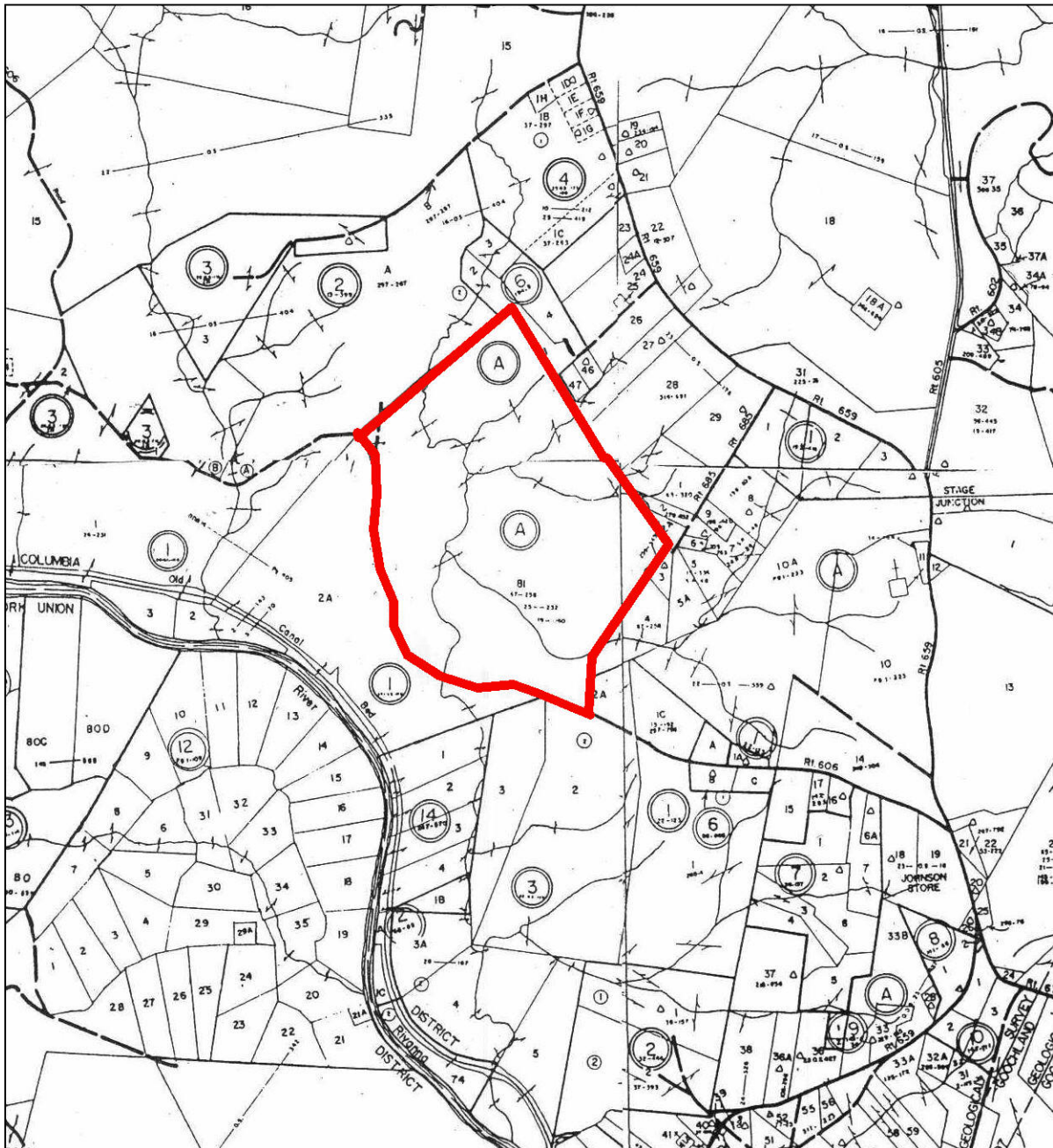
The subject property is currently zoned Agricultural (A-1). There is no state road frontage; however, it is located on Bryant's Ford Road approximately 0.3 miles from the end of State Route 606. Per Deed Book 390 on Page 559, Bryant's Ford Road is considered a non-exclusive perpetual 25-foot easement of right-of-way to State Route 606.

Gum Creek runs through the property. The property has mature mixed pine and hardwood timber with significant value on portions of the tract.

TAX MAP

234.87 ACRES

FLUVANNA COUNTY, VA.



I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



MARGARET BLAND
DB 194-1
Plat: DB 194-8, Lot 2

Now or Formerly
JULIAN H. DYMACEK
RUTH D. DYMACEK
DB 65-157
Plat:
DB 2-143
DB 13-399
DB 25(OS) 180

GEORGE B. & ELMORA T. BLAND
DB 194-1
Plat: DB 194-8, Lot 1

Plat: DB 194-8

SPARKS
BLAND et al
DB 68-243
Surveyors
Record Book
15

GEORGE BRYANT
DB 23 (OS) 176

EDWARD TYLER
DB 141-110
Plat: DB 63-320
13.43 Acres

BROMMAGE
DB 195-32
Plat:
DB 12-101

RICHARD A. & SUSAN L.
BROMMAGE
DB 195-32
Plat: DB 39-310

CHARLES C. CULVER
SARAH G. CULVER
DB 166-169
Plat: DB 67-258

DB 86-245
DB 86-245
DB 2-143
Plat: DB 25(OS) 180, Lot 2

234.87 ACRES
DB 61-144
Plat: DB 67-258
TMS 53(A)81 & TMS 53(3)28
"Fair Play"

EMMA
PURCELL
ALEXANDER
LAND & LUMBER
CORPORATION
DB 86-245
Plat: DB 2-143
Plat: DB 25(OS) 180, Lot 2

Plat of Survey of 234.87 Acres
Now or Formerly in the Name of
JAMES T. FRANCIS & ESTATE of CHARLOTTE F. SLOAN
Columbia District, Fluvanna County, Virginia

Scale: 0 300 600 900 1200
19 August 1991

KENNETH M. HART & ASSOC., INC.
Professional Land Surveying
Gum Spring, Virginia 23065

AERIAL PHOTO



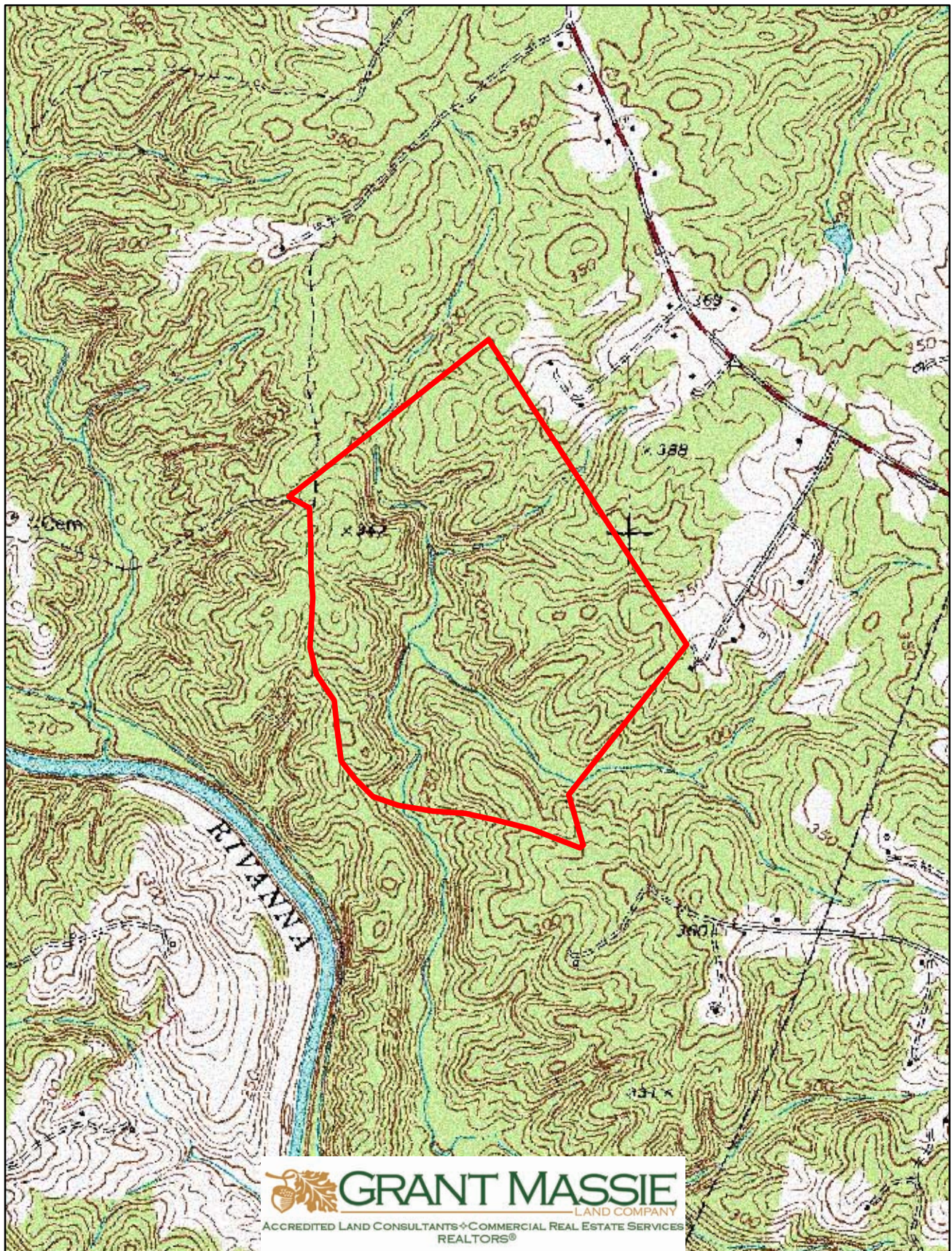
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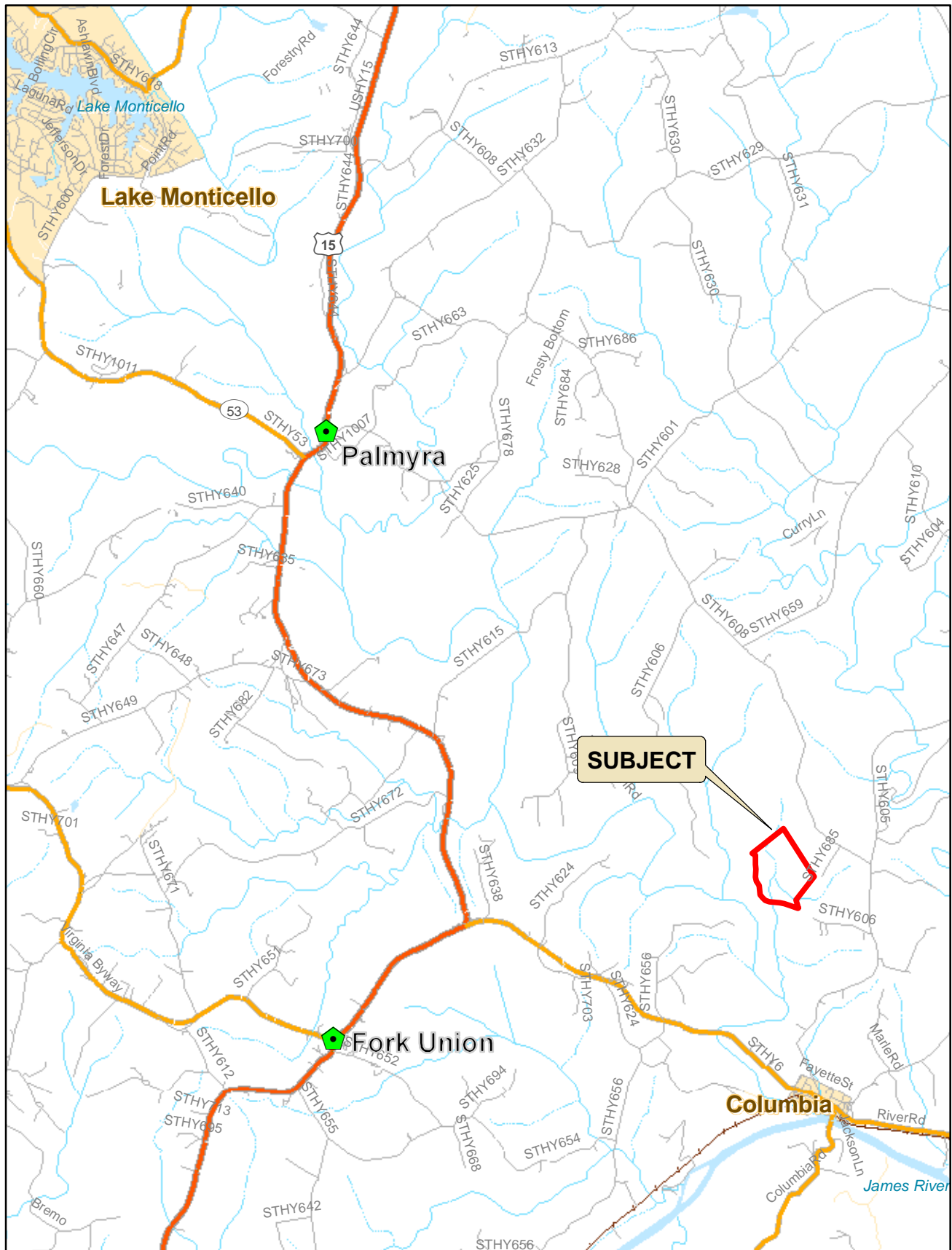


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TOPOGRAPHY MAP



LOCATION MAP



TIMBERLAND TRACT FOR SALE

234.87 ACRES

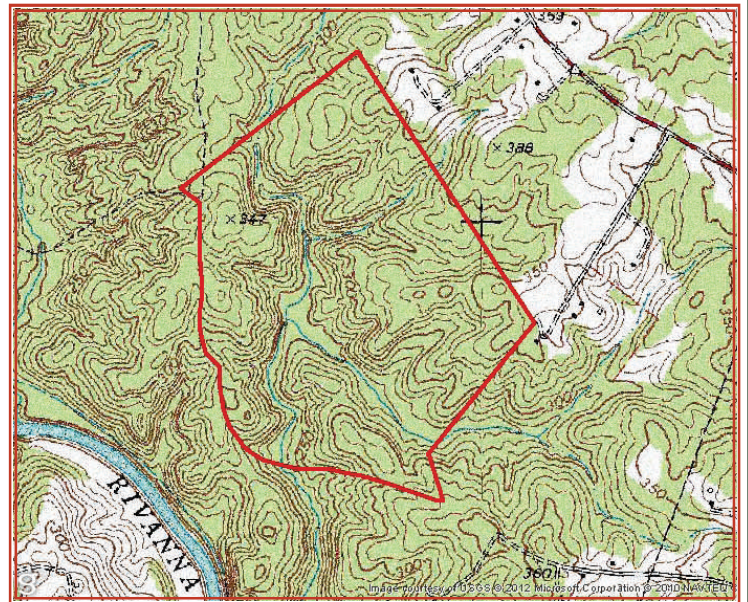
FLUVANNA COUNTY



PROPERTY INFORMATION:

- *MATURE PINE AND HARDWOOD TIMBER
- *GUM CREEK RUNS THROUGH PROPERTY
- *LOCATED NEAR COLUMBIA, VA
- *SECLUDED LOCATION
- *IDEAL FOR TIMBER AND HUNTING
- *GREAT INVESTMENT

***PRICE—\$666,000**



FOR 24 HOUR RECORDED INFORMATION
CALL LANDLINE
1-888-471-LAND #2203
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

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ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.